



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1141

OFFICE SPACE FOR LEASE

PRESTIGIOUS COUNTRYSIDE LOCATION



2420 ENTERPRISE RD.
CLEARWATER, FL 33763

- AMAZING COUNTRYSIDE LOCATION
- WELL-MAINTAINED MULTI-TENANT OFFICE COMPLEX
- TENANT SIGNAGE AVAILABLE ON THE PYLON SIGN
- ON-SITE MANAGEMENT
- 1ST FLOOR SUITE #103 – 1,165 SF
- **LEASE PRICE: \$17.00/SF**
MODIFIED GROSS



1744 N Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



ADDRESS: 2420 Enterprise Rd.
Clearwater, FL 33763

LOCATION: W. side of US 19 just south of
Countryside Blvd.

LAND AREA: 1.08 acres
DIMENSIONS: 163' x 288'

ZONING: US 19 – Corridor Commercial- City of Clw.
LAND USE: US 19 – Regional Center
FLOOD ZONE: X – No Flood Insurance Required

IMPROVEMENTS: 22,104 SF

LEGAL DESCRIPTION: NTW Subdivision Tract 1

YEAR BUILT: 1985

UTILITIES: Electric – Duke Energy
Sewer/Water/Trash – City of Clearwater

PRESENT USE: Professional Office

PARKING: 4/1000

TAXES: \$ 34,379.43 (2024)

LEASE RATE: \$17.00/SF, Modified Gross

PARCEL ID #: 31/28/16/61770-000-0010

NOTES: Outstanding leasing opportunity at the Atrium Office complex located in the heart of Countryside. This two-story, well-maintained office building with on-site management enjoys a prime location and easy access to everything. Take advantage of this competitive rental rate, local ownership, stable tenant base and make this your new office location in 2025. Tenant signage is available on the Pylon. Only 1 space available on ground floor.

KEY HOOK#: 4

ASSOCIATE: Angel Calkins, Mobile 727-483-2512

SIGNAGE: 3' x 4'

LISTING CODE: LO-1141-3-14

SHOWING INFORMATION: Contact listing Associate for appointment.

LEASING INFORMATION

PROJECT SIZE: 22,140 SF - Total

OCCUPANCY: Immediate

PARKING: 4/1000 SF

ESCALATION: 4% Annually

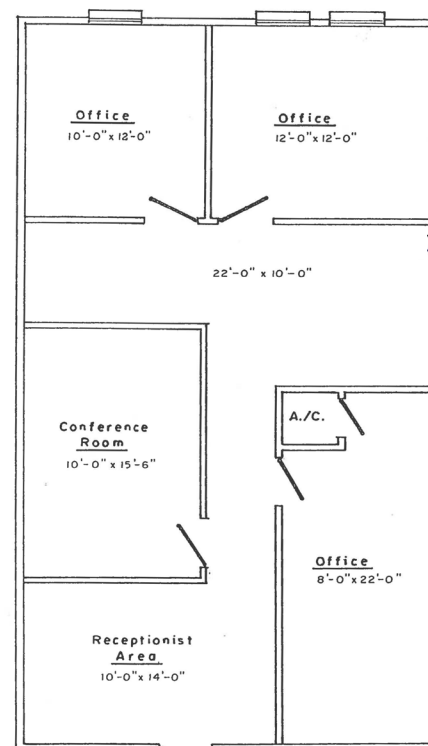
RENT: \$17.00/SF, Modified Gross

OTHER CHARGES	LESSOR	LESSEE
Real Estate Taxes	X	
Insurance	X	
Insurance – Personal Property & Liability		X
Trash	X	
Exterior Maintenance	X	
Interior Maintenance	X	
Water	X	
Management	X	
Electric		X
Janitorial	X	

MINIMUM TERM: 3 years

SIGNAGE: Pylon & on Entrance
Door to Suite

FLOORPLAN:



Suite #103 – 1,165 SF
@ \$1,650.42 /Mo. + Electric